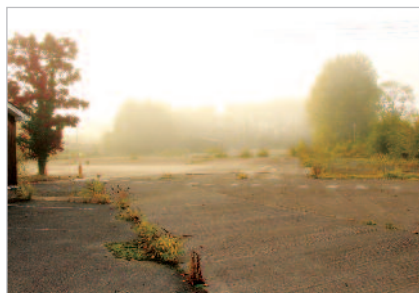


Eardisley The Old Sawmills, Hereford, Herefordshire HR3 6NR

- **A Freehold Site Extending to Approximately 2.33 Hectares (5.75 Acres)**
- Planning permission has been submitted for the Demolition of the Existing Site Infrastructure and Construction of a Mixed Use Development comprising up to 25 Dwellings, 3 Office/Light Industrial Units (B1 Use Class), a Village Hall and a Children's Daycare Centre
- Occupied by Five Vacant Single Storey Commercial Buildings

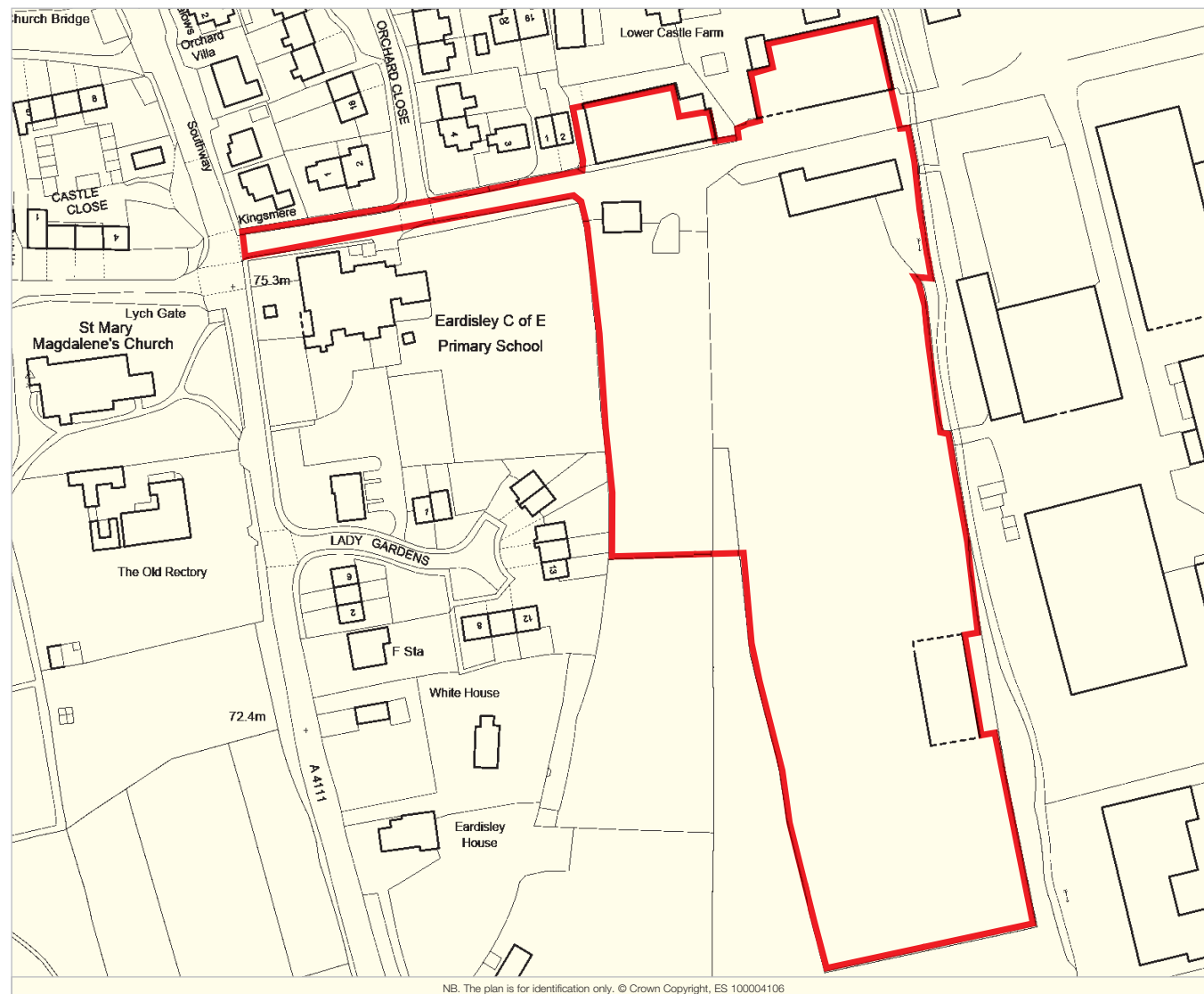
Vacant Possession



Seller's Solicitor

Denton LLP (Ref: C Foxall).
Tel: 0207 246 7301.
Email: christopher.foxall@dentons.com

**VACANT –
Freehold Site with Planning
Permission (Pending)**



Tenure

Freehold.

Location

The property is located to the east side of the A4111 and opposite its junction with Park Road. The A4111 provides access to the A438 located to the south and provides direct access to Hereford city centre, where an extensive range of shops and other facilities are available. National Rail services run from Hereford Station located approximately 16 miles to the south-east. The open spaces of Brecon Beacons National Park are located nearby.

Description

The property comprises a broadly rectangular freehold site extending to approximately 2.33 hectares (5.75 acres).
The site is occupied by five vacant single storey commercial buildings.

Accommodation

The site is occupied by five single storey commercial buildings.

Site Area 2.33 Hectares (5.75 Acres)

Planning

Local Planning Authority: Hereford Council.
Tel: 01432 260386.

Planning permission has been submitted dated 30th July 2015 for 'the demolition of the existing site infrastructure and construction of a mixed use development comprising up to 25 dwellings, 3 office/light industrial units (B1 Use Class), a village hall and a children's daycare centre, together with internal roads, car parking, landscaping and drainage and main vehicular access'. Application Number: P152261/0. (Decision Pending).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.